

## ZONING AND BUILDING AGENDA

DECEMBER 4, 2001

### THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

237761      DOCKET #7031 - 9660 Golf Road Corporation, 6000 West Oakton, Morton Grove, Illinois, Owner, Application (No. SU-20-11; Z00089). Submitted by Peter A. Loutos, 1410 West Higgins Road, Suite #204, Park Ridge, Illinois. Seeking a SPECIAL USE, UNIQUE USE in C-1 (SU) Restricted Business District for an auto repair garage including the following services: automobile diagnostic center/clinic, automobile paint shop, storage, repair and servicing of motor vehicles, auto service station for the retail sale and dispensing of fuel, lubricants, coolants, tires, batteries, minor accessories and supplies, including installation and services customarily incidental thereto, and a towing service in Section 9 of Maine Township. Property consists of approximately 0.94 acres located on the north side of Golf Road approximately 1120 feet east of East River Road in Maine Township. Intended use: Automobile diagnostic centers or clinics; automobile paint shops; automobile repair garages, for the storage, repair and servicing of motor vehicles; automobile service stations, for retail sale and dispensing of fuel, lubricants, coolants, tires, batteries, minor accessories and supplies, including installation and services customarily incidental thereto; and towing service. **RECOMMENDATION: That the amended application be granted for a five-year period with conditions.**

**The above Docket No. #7031 application was deferred at the meeting of November 20, 2001.**

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242535      DOCKET #7131 - MONTALBANO BUILDERS, INC., Owner, as Contract Purchaser from Walter and Maureen Zuschlag, 2208 Midwest Road, Oak Brook, Illinois, Application (No. A-21-04; Z01040). Submitted by Schain, Barney, Ross & Citron, Ltd., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a MAP AMENDMENT from the R-3 Single Family Residence District to the R-5 Single Residence District, R-7 General Residence District and the C-4 General Commercial District for a Planned Unit Development (if granted under companion SU-21-10) in Section 35 of Lemont Township. Property consists of approximately 68 acres located at the north side of 131st Street approximately 1,320 feet west of Bell Road in Lemont Township. Intended use: Residential and commercial uses. **RECOMMENDATION: That application be approved.**

242536      Docket #7132 - MONTALBANO BUILDERS, INC., Owner, as Contract Purchaser from Walter and Maureen Zuschlag, 2208 Midwest Road, Oak Brook, Illinois, Application (No. SU-21-10; Z01041). Submitted by Schain, Barney, Ross & Citron, Ltd., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a SPECIAL USE in the R-5 Single Family Residence District, R-7 General Residence District, and C-4 General Commercial District (if granted under companion A-21-04) for a Preliminary Planned Unit Development of 124 single family homes, 78 townhome units, and 3.4 acres of commercial use in Section 35 of Lemont Township. Property consists of approximately 68 acres located on the north side of 131st Street approximately 1,320 feet west of Bell Road in Lemont Township. Intended use: 124 Single Family Homes, 78 Townhome Units and 3.4 acres of commercial use. **RECOMMENDATION: That application be approved.**

**The above applications Docket Nos. #7131 and #7132 have received objections from the Village of Lemont and Homer Glen. Orland Park and Palos Park sent letters.**

**The above Docket Nos. #7131 and #7132 applications were deferred at the meeting of November 6, 2001.**

\* The next regularly scheduled meeting is presently set for Tuesday, December 18, 2001.